



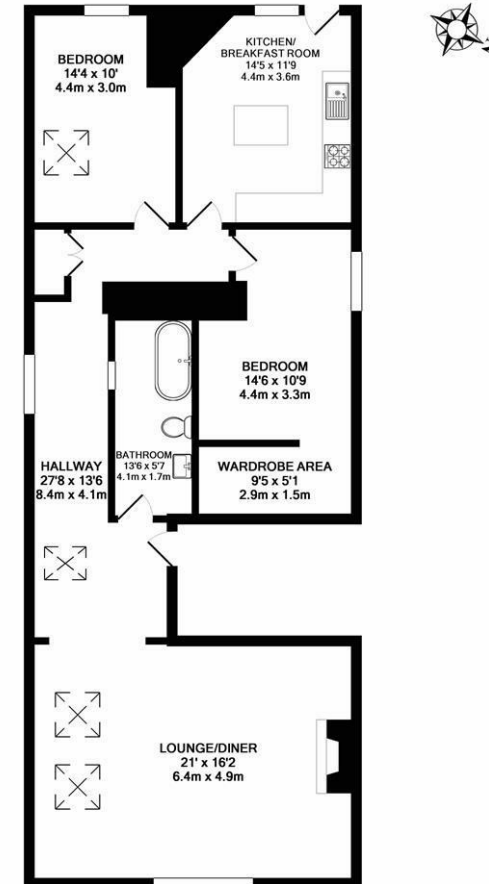
Located in the heart of Gosforth's Conservation Area and forming part of a sensitive conversion, this impressive two bedroom loft apartment is presented to a very high standard and simply must be viewed to be appreciated. Situated on West Avenue, a proud, tree-lined street which is perfectly placed within striking distance of Gosforth High Street and it's countless great shops, gym, cafés and restaurants!

Set behind private gardens and boasting in excess of 1,100 Sq ft of internal living space, the accommodation briefly comprises; communal entrance hall, accessed via secure telephone entry and with stairs up to the second floor; entrance hall open to a 21ft lounge/ diner with feature fireplace and views over West Avenue; family bathroom WC, fully tiled with spotlighting and under-floor heating; two double bedrooms, bedroom one also with a separate built in wardrobe area; a modern breakfasting kitchen, complete with an island with integrated wine chiller, as well as other appliances, from the kitchen there is a fire escape down into a small shared rear yard. Also benefiting from wood flooring, gas central heating, partially boarded loft storage and delightful natural lighting!

Top Floor Conversion Apartment | 1,170 Sq ft (108.7m<sup>2</sup>) | Two Double Bedrooms | 21ft Lounge/Diner | Breakfasting Kitchen | Bathroom WC | Finished to High Specification | Gosforth Conservation Area



| Secure Telephone Entry | Excellent Location | GCH & DG | Leasehold | Lease Length: 957 Years | Service Charge: £70PCM | Council Tax Band C | EPC Rating: D



TOTAL APPROX. FLOOR AREA 1170 SQ.FT. (108.7 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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**Offers Over £295,000**

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